



**Stonehouse Cottage , The Leigh GL19 4AG**  
**Guide Price £650,000**





## Stonehouse Cottage , The Leigh GL19 4AG

• Period property with character and charm • Requiring updating throughout • Plot approaching 1/3 of an acre • Versatile living accommodation • Desirable village location • Garage and parking • EPC E46 • Council tax band F (£3151.36 per annum 2025/2026)



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#### Conservatory

Accessed via double doors, the conservatory also acts as a reception/entrance hall and has tiled flooring, exposed timbers and brick work. There are doors leading off to inner hall and the studio.

#### Studio

Historically the studio was the village laundry and now offers a flexible work space for a variety of pursuits.

#### Inner Hall

A pleasant space with double doors to garden and also into the living room.

#### Living Room

Generous room with bay style alcove and window, quarry tiled flooring and feature fire place with inset gas fired stove.

#### Dining Room

Quarry tiled flooring continues through

and the room boasts a further fireplace, access to the stairs with storage under and access through to further accommodation.

#### Snug

A cosy reception room offering versatility as could be used as sitting room, play room, study or music room.

#### Hall

The hall houses the airing cupboard with hot water tank and shelving.

#### Shower Room

Shower enclosure with electric shower, WC and wash basin.

#### Rear Porch

Handy storage space in need of some improvement however, a useful space that gives access out to gardens.

#### Kitchen

A bespoke kitchen with oak worktops,



double ceramic sink and space for appliances including range style cooker built in dishwasher. The quarry tiled flooring ensures a practical setup.

### Bedrooms

There are four bedrooms on the first floor with three doubles and a single.

### Bathroom

The family bathroom has a suite comprising bath, bidet, WC and wash basin.

### Outside

The property enjoys a generous garden with mature trees, expanses of lawn, potential for vegetable growing areas, a garden pond and has two greenhouses. The gardens encompasses three sides of the house. The home also benefits from a detached garage (in need of repair) and ample parking.

### Location

The Leigh is a charming village situated about five miles northwest of Cheltenham and approximately five miles from both Gloucester and Tewkesbury providing fantastic commuter links, with easy access to the national motorway network and train stations at Gloucester and Cheltenham.

M5 Junction 11 N&S 8 miles, Worcester 21

miles, Bristol 46 miles, Oxford 53 miles, Gloucester Railway Station 6 miles - London Paddington 120 minutes. All distances are approximate

The nearby villages of Coombe Hill and Norton have amenities such as public houses, a primary school, petrol station and shop as well as a superb farm shop.

### Material information

Tewkesbury Borough Council - Tax Band F (£3151.36 per annum) 2025/2026.

Mains water and electric are connected to the property along, with private septic tank, Oil fired central heating. LPG for stove and cooker.

Broadband speed: Standard 22 Mbps, Ultrafast 1000 Mbps. Gigaclear superfast broadband is available.

Mobile phone coverage: EE (Likely) 02 (Likely) Vodafone (Likely) and Three (Likely)

Freehold.

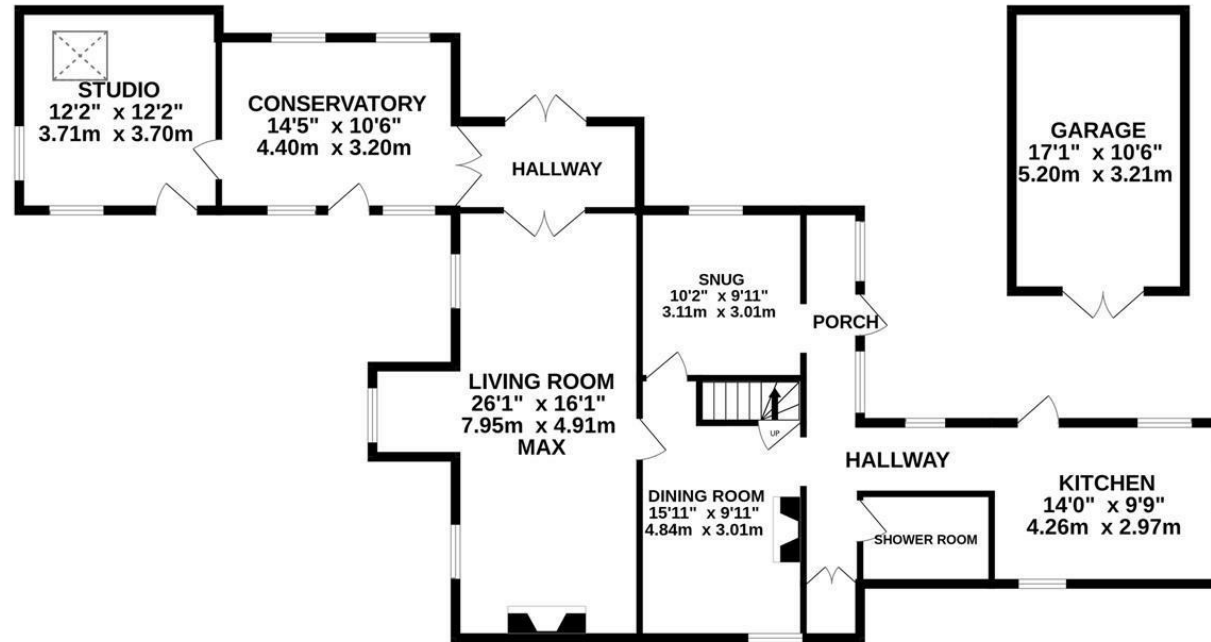




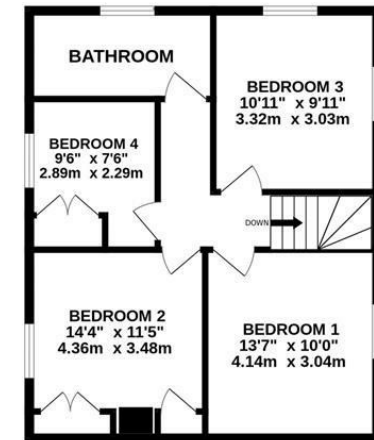




GROUND FLOOR



1ST FLOOR



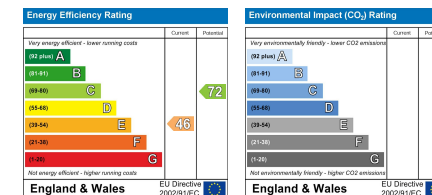
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